

**LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY**

Item No. 2
Mtg. Date May 1, 2018
Dept. Development Services Department

Item Title: **Public Hearing to Consider a Request for a Time Extension of the Expiration Date of Tentative Map TM0-000-0061 located at 6800 Mallard Street.**

Staff Contact: Mike Viglione, Assistant Planner

Recommendation:

- 1) Conduct the public hearing; and
- 2) Adopt a resolution (**Attachment B**) approving a time extension for TM0-000-0061.

Item Summary:

This is a request to extend the expiration date of Tentative Map TM0-000-0061. The City Council originally approved this Tentative Map with Planned Development Permit PDP-150-0002 on April 19, 2016. Per Subdivision Map Act Section 66542.6 and City Council Resolution 2016-3406 this map expires two (2) years after approval, on April 19, 2018. On March 13, 2018, the applicant filed this request to extend the Tentative Map for a "small period of time." The project consists of a 14-lot subdivision on an 1.59 acre parcel, including 12 single-family residential lots, four (4) of which are restricted to moderate-income households, common open space, pedestrian paths, all ages play equipment, lighting, landscape, and other improvements. The property is located in the Residential low/medium zone.

Fiscal Impact:

No fiscal impact.

Environmental Review:

- | | |
|--|--|
| <input type="checkbox"/> Not subject to review | <input checked="" type="checkbox"/> Negative Declaration ND16-03 |
| <input type="checkbox"/> Statutorily Exempt, Section 15269 | <input type="checkbox"/> Mitigated Negative Declaration |

Public Information:

- | | | |
|---|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Newsletter article | <input checked="" type="checkbox"/> Notice to property owners within 500 ft. |
| <input checked="" type="checkbox"/> Notice published in local newspaper | <input type="checkbox"/> Neighborhood meeting | |

Attachments

- | | |
|-----------------|------------------------|
| A. Staff Report | C. Applicant's Request |
| B. Resolution | D. Vicinity Map |

Attachment A

LEMON GROVE CITY COUNCIL STAFF REPORT

Item No. 2)

Mtg. Date May 1, 2018

Item Title: **Public Hearing to Consider a Request for a Time Extension of the Expiration Date of Tentative Map TM0-000-0061 located at 6800 Mallard Street.**

Staff Contact: Mike Viglione, Assistant Planner

Application Summary:

Applicant	Infill Development Company, Lillian Weiland, 771 Jamacha Road, #516, El Cajon, CA 92019
Location	6800 Mallard Street APN: 479-402-23-00
Property Dimensions	Square with narrow panhandle, square dimensions of approximately 246 feet wide by 304 feet deep (inclusive of future street dedication)
Lot Area	Approximately 69,438 square feet
Existing Zone	Residential Low/Medium (RLM)
General Plan Land Use Designation	Low/Medium Density Residential
Surrounding Properties	The subject parcel is located at the city's westerly boundary and is bordered to the north, west, and south sides by a residential zone in the City of San Diego. The southern edge of the property is bounded by Mallard Street while the eastern limit of the panhandle reaches 69 th Street. Residential Low/Medium zoned properties in the City of Lemon Grove are to the immediate east of the property.
Environmental Impact	Pursuant to the California Environmental Quality Act, an Initial Environmental Study was prepared and a Negative Declaration of Environmental Impact certified for this project. No impacts were identified. The site conditions and the project have not been modified to warrant any revisions to the Environmental Analysis or the required Mitigation Measures that were included in the project approval.

Discussion:

The City Council originally approved Tentative Map TM0-000-0061 with Planned Development Permit PDP-150-0002 on April 19, 2016. Per Subdivision Map Act Section 66542.6 and City Council Resolution 2016-3406, the Tentative Map expires two (2) years after approval, on April 19, 2018. In anticipation of the forthcoming Tentative Map expiration, the applicant filed a request

Attachment A

to extend the expiration date of the Tentative Map for a "...small period of time" on March 13, 2018.

The project consists of a 14-lot subdivision on an 1.59 acre parcel, including 12 single-family residential lots, four (4) of which are restricted to moderate-income households, common open space, pedestrian paths, all ages play equipment, lighting, landscape, and other improvements. The property is located in the Residential low/medium zone. The project has not been modified since the original approval.

When reviewing a time extension request for any discretionary permit, the City Council must consider if: 1) The form and intensity of the project for which the approval or permit was issued have not been significantly altered, and 2) The conditions or circumstances which supported the findings of fact required for the original approval or permit have not changed and appear unlikely to change within the period of the proposed extension of time. Staff has reviewed the time extension request and conducted an inspection of the subject property. Staff believes that the City Council can make the required findings because the project has not been altered and the conditions which supported the original approval have not changed. Furthermore, any improvement and/or building plans that are submitted are analyzed against the original conditions of approval as well as current code requirements.

The project, as proposed and conditioned in the resolution (**Attachment B**), complies with the Municipal Code.

Conclusion:

Staff recommends that the City Council conduct the public hearing and approve the Resolution (**Attachment B**) extending the validity of Tentative Map TM0-000-0061 and Planned Development Permit PDP-150-0002 until April 19, 2020. |

Attachment B

RESOLUTION NO. []

RESOLUTION OF THE LEMON GROVE CITY COUNCIL [APPROVING A TIME EXTENSION OF APPROVED TENTATIVE MAP TM0-000-0061 LOCATED AT 6800 MALLARD STREET, LEMON GROVE, CALIFORNIA.]

WHEREAS, on April 19, 2016, the City Council approved Tentative Map TM0-000-0061 to authorize a subdivision consisting of 12 single-family residential lots, a lot for a private street, and a lot for common open space, on a 1.59 acre parcel located at 6800 Mallard Street, Lemon Grove, California; and

WHEREAS, a Negative Declaration of Environmental Impact (ND16-03) was certified with the original approval; and

WHEREAS, on March 13, 2018, the applicant submitted a request for a time extension of the expiration date of Tentative Map TM0-000-0061; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove City Council on May 1, 2018; and

WHEREAS, the City Council makes the following findings of fact, as required by Section 17.28.020(K) of the Lemon Grove Municipal Code (LGMC):

1. The form and intensity of the project for which the approval or permit was issued have not been significantly altered;
 - The City Council finds that the form and intensity of the approved use or project is unaltered; and
2. The conditions or circumstances which supported the findings of fact required for the original approval or permit have not changed and appear unlikely to change within the period of the proposed extension of time;
 - The City Council finds that there has not been a significant change in the conditions or circumstances supporting the original decision; and

NOW, THEREFORE, BE IT RESOLVED that the [City Council] of the City of Lemon Grove, California hereby approves an extension of the expiration date of Tentative Map TM0-000-0061 to April 19, 2020 and an automatic extension of Planned Development Permit PDP-150-0002 to a date consistent with the Tentative Map expiration. The approval of this time extension request is subject to all of the conditions of approval of Tentative Map TM0-000-0061 and Planned Development Permit PDP-150-0002 as outlined in City Council Resolution No. 2016-3406 and Resolution No. 2016-3407 and to the current Regional Stormwater Permit, Building and Fire Codes.

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PLANNING PERMIT APPLICATION

Development Services Department / Planning Division
3232 Main Street, Lemon Grove, CA 91945
Phone: 619-825-3805 Fax: 619-825-3818
www.lemongrove.ca.gov

APPLICATION REQUEST- SELECT ALL THAT APPLY – (SUBJECT TO OTHER PERMIT REQUIREMENTS)

- | | | |
|--|-----------------------------|---|
| <input type="checkbox"/> Zoning Clearance (ZC) | CITY OF LEMON GROVE | <input type="checkbox"/> Tentative Parcel Map (TPM) - 4 or fewer lots |
| <input type="checkbox"/> Pre-Application (PA) | MAR 13 2018 | <input type="checkbox"/> Certificate of Compliance (CC) |
| <input type="checkbox"/> Minor Use Permit (MUP) | DEVELOPMENT SERVICES | <input type="checkbox"/> Zoning Amendment (ZA) |
| <input type="checkbox"/> Conditional Use Permit (CUP) | | <input type="checkbox"/> Specific Plan Amendment (SPA) |
| <input type="checkbox"/> Planned Development Permit (PDP) | | <input type="checkbox"/> General Plan Amendment (GPA) |
| <input type="checkbox"/> Minor Modification (MM) | | <input type="checkbox"/> Modification of _____ |
| <input type="checkbox"/> Variance (VA) | | <input checked="" type="checkbox"/> Time Extension for <u>tentative map</u> |
| <input type="checkbox"/> Boundary Adjustment/Lot Merger (BA) | | <input type="checkbox"/> Appeal of _____ |
| <input type="checkbox"/> Tentative Map (TM) - 5 or more lots | | <input type="checkbox"/> Substantial Conformance Review of _____ |
| <input type="checkbox"/> Other _____ | | |

APPLICANT: Lillian Weiland / Infill Development

PHONE: (619) 334-5200

ADDRESS: 771 Jamacha Road #516
El Cajon, CA 92019

FAX: _____

EMAIL: infilldevelopment@yahoo.com

PROPERTY OWNER: Mallard Court Homes, LLC.

PHONE: _____

ADDRESS: _____

FAX: _____

EMAIL: _____

CONTACT PERSON: Lillian Weiland

PHONE: (619) 334-5200

ADDRESS: 771 Jamacha Road #516
El Cajon, CA 92019

FAX: _____

EMAIL: lillian@infilldevelopment.net

*If applicant or property owner is a trust, partnership, or corporation, please attach record(s) of ownership listing all trustees, partners, or officers, as applicable.

PROJECT NAME: Mallard Court

PROJECT ADDRESS: 6800 Mallard Street

ASSESSOR PARCEL #: 479-402-23

SITE ACREAGE: 1.59

DETAILED DESCRIPTION OF PROPOSED PROJECT USE, STRUCTURE, AND IMPROVEMENT:

Development & construction of 12 sfr

Attachment C



March 14, 2018

Mike Viglione
Planning Department
City of Lemon Grove
3232 Main Street
Lemon Grove, CA 91945

CITY OF LEMON GROVE

MAR 13 2018

DEVELOPMENT SERVICES

RE: Final Map Extension

Dear Mike,

Please accept this letter as our request for a map extension on Tentative Map TMO-000-0061 and Planned Development Permit PDP-150-0002.

This project was approved on April 19, 2016 with a 2 year period in which to final the map. The Development Services Department approved our grading and improvement plan package in May of last year and issued a bonding package. Due to the large bonding amounts and the large construction financing amount, and the current financial environment, it has taken this long to finalize the financial end of the project.

As a result, we are now ready to begin construction, but the map will run out during our construction period. Therefore, we require an extension for a small period of time.

Please call if you have any questions or need more information.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Weiland", is written over the word "Sincerely,".

David L. Weiland

771 Jamacha Road #516 El Cajon, California 92019
619-334-5200 p 619-334-5800 f

**TM0-000-0061
Time Extension**



Legend

-  6800 Mallard St
-  LG Parcels
-  Lemon Grove Boundary
-  Roads

0 62.5 125 250 375 Feet

